

PART 6. SPECIAL INITIATIVES—NEIGHBORHOOD REVITALIZATION STRATEGY AREAS AND SECTION 108

NEIGHBORHOOD STRATEGY AREAS

Georgia Avenue Neighborhood Revitalization Strategy Area

DHCD submitted an application for designation of the Georgia Avenue Corridor as a Neighborhood Revitalization Strategy Area (NRSA) to the U.S. Department of Housing and Urban Development, in conjunction with the District of Columbia Fiscal Year 2000 Consolidated Plan.

The city proposed to address economic development focused along the almost 5-mile corridor by approaching it as a single linear neighborhood. The Georgia Avenue Corridor has a distinct identity because it is one of the major north-to-south transportation routes connecting Maryland to downtown D.C. The targeted area includes the 39 census blocks that abut Georgia Avenue from Florida Avenue, N.W. to Eastern Avenue, N.W. Portions of the lower end of the strategy area already qualified as an NRSA because of their federal designations as Enterprise Communities.

The NRSA development strategies include job creation, housing development, employment and entrepreneurial training and infrastructure development. A combination of projects and program activities has been identified in the NRSA supporting these four categories to serve as the core tools for revitalizing the Corridor.

The five-year goals and FY 2004 accomplishments are included in Table 29 below:

Table 29: Georgia Avenue NRSA Performance Data

	Performance Measures	Prior Year- '01-'03	2004 Accomplishments
Job Creation	<ul style="list-style-type: none"> ■ Create 50 new jobs each year ■ Create 5 new businesses each year ■ Attract 3 major employers by 2004 	<ul style="list-style-type: none"> ■ DHCD funded the DC Marketing Center as part of its citywide program to to market this neighborhood corridor in efforts to bring retail services to the corridor and retain existing businesses. 	<ul style="list-style-type: none"> ■ Marketing Center continues to market Georgia Ave. to prospective businesses.
Housing and Community Development	<ul style="list-style-type: none"> ■ Rehabilitate 20 single-family homes by 2001 ■ Create 135 new homeowners by 2002 ■ Provide loans to assist in the 	<ul style="list-style-type: none"> ■ DHCD provided funds to develop 13 units of transitional housing and 17 affordable condominium units. The 13 units were for Partner Arms II 	<ul style="list-style-type: none"> ■ DHCD has completed the underwriting and closed in September 2004 on a special needs housing project with 8 units located

	Performance Measures	Prior Year- '01-'03	2004 Accomplishments
	rehabilitation of multifamily units	<p>and the 17 units were for the Rittenhouse Condominiums. (Both were closed in 2001)</p> <ul style="list-style-type: none"> The Apartment Improvement Program (AIP) assisted with the Phase I Environmental Study on the property at 5629 Georgia Avenue. The Department continues to await a decision by the owner on the disposition of the property 	<p>at 6411 Piney Branch Road NW, just one block east of Georgia Avenue.</p> <ul style="list-style-type: none"> DHCD through its 2004 RFP process selected a 26-unit apartment building at 6425 14th Street NW for further underwriting consideration for rehab assistance. This project is still completing underwriting awaiting submission of further information from the owners. (2 blocks west of Georgia Ave, and considered part of the NRSA) In FY 2004, DHCD's First Right To Purchase Program assisted tenants at 3128 Sherman Ave. NW. (one block west of Georgia Ave. and in the NRSA) to purchase their building which has 13 units
Employment and Entrepreneurial Training	<ul style="list-style-type: none"> Open 1 new job training center by 2002 Conduct 2 career fairs each year 	<ul style="list-style-type: none"> DHCD provided support to the Georgia Avenue Business Resource Center in FY 2002 and FY 2003 to provide monthly training sessions on various business development and operating topics 	<ul style="list-style-type: none"> During FY 2004, DHCD continued to support the Business Resource Center which has counseled 143 businesses, helped 8 businesses get loans, 26 businesses get LSDBE certified, and 6 businesses get 8(a) certified.

Infrastructure Improvements	<ul style="list-style-type: none"> ■ Renovate 2 community parks by 2001 ■ Install 50 historic markers by 2001 ■ Make improvements to the Gateway at Silver Spring 	<ul style="list-style-type: none"> ■ The Department of Public Works constructed pedestrian level lighting from Gresham Place to Quebec Place on Georgia Avenue. 	<ul style="list-style-type: none"> ■ The design for the Banneker Recreation Center renovation was completed in the summer of 2004. Construction of the project is pending.
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In addition, DHCD closed two acquisition loans for rehabilitation of multi-family Residential Projects in the 700 and 800 blocks of Jefferson Street, N.W., just east of Georgia Avenue, and purchased two commercial properties for redevelopment at 3813 and 3815 Georgia Avenue. These properties are to be redeveloped through the National Capital Revitalization Corporation and a private developer. Negotiation is underway for the transfer of these properties from DHCD to NCRC. DHCD also funded The Gateway Georgia Avenue Façade Project which completed thirty (30) façades between calendar years 2001 and 2004 at a cost of roughly \$625,000. During this period, DHCD also provided 243 HPAP loans to first-time homebuyers, for a total investment of \$2,55,640.

Carver Terrace/Langston Terrace/Ivy City/Trinidad NRSA

DHCD applied to HUD for the designation of the Carver/Langston Terrace/Ivy City/Trinidad (CLTICT) communities as a Neighborhood Revitalization Strategy Area (NRSA) in August 2000. The application was approved in October 2000. The CLTICT NRSA includes five census tracts defined by New York Avenue, Florida Avenue and Bladensburg Road, and includes Gallaudet University and the Farmer's Market, as well as major residential and light industrial developments.

The NRSA development strategy includes job creation, housing development, employment and entrepreneurial training, and infrastructure development. A comprehensive set of projects and programs has been developed around these four areas to serve as the core tools for revitalizing the neighborhood.

The five-year goals and **FY 2004** accomplishments are included in Table 30 below:

Table 30: Carver, Langston, Ivy City, Trinidad NRSA Performance Data

Performance Measures	Prior Year- '01-'03	2004 Accomplishments
Job Creation <ul style="list-style-type: none"> ■ Create 25 new jobs each year ■ Create 3 new businesses each year ■ Attract 12 new businesses by 2005 	<ul style="list-style-type: none"> ■ 41 jobs were created by the Birthing Center. 14 jobs were created by the health and child development center. 	

	Performance Measures	Prior Year- '01-'03	2004 Accomplishments
Housing and Community Development	<ul style="list-style-type: none"> Create 600 affordable/mixed-income units Construct one 80 slot day care center Construct one birthing and well-care center for low-income residents Develop three computer learning centers 	<ul style="list-style-type: none"> The Carver Terrace Health and Child Development Center was completed in FY 2002. The DC Developing Families Center was completed in FY 2000, providing 64 day-care slots. Twenty –eight (28) units have been completed. In addition 37 single-family housing rehabilitation projects are under a grant agreement in Trinidad, with all but 2 completed. 	<ul style="list-style-type: none"> Carver Terrace Apts.(312 units) takeout of construction loan by DHCD was financed and executed in FY 2004.? Carver Terrace Community Center – DHCD helped finance construction of a community center located at 2026 Maryland Ave. NE A commitment was made for Manna, Inc. to receive funding in FY 2004 to renovate 3 Homestead properties totaling 30 units of multifamily housing.
Employment and Entrepreneurial Training	<ul style="list-style-type: none"> Train 50 youth entrepreneurs Train 100 community residents in housing construction and lead/asbestos abatement trades and landscaping services Conduct 2 career fairs each year 	<ul style="list-style-type: none"> Trinidad Concerned Citizens for Reform (TCCR) has started an Adult Education Center. and 	<ul style="list-style-type: none"> The Youth Services Administration is building a training center. The YSA is working with Ivy City Patriots to enroll students Trinidad Concerned Citizens are preparing a memorandum of understanding with the Department of Employment Services.
Infrastructure Improvements	<ul style="list-style-type: none"> Plant 1,000 trees Renovate two community parks by 2003 Renovate roadways at New York and Montana Avenues Repair bridge at New York and Florida Avenues 	<ul style="list-style-type: none"> Ivy City Patriots have planted flowers in the community. TCCR partnered with Urban Forest to plant trees in the neighborhood. 	<ul style="list-style-type: none"> DOT has initiated several traffic calming studies in the Ivy City community- Okie Street, NE and one at Brentwood Road. TCCR is working with the Dept. of Parks and Rec. to improve its

	Performance Measures	Prior Year- '01-'03	2004 Accomplishments
			<p>partnership for the tree planning agreement.</p> <ul style="list-style-type: none"> The Department of Transportation (DOT) has budgeted out-year funds for New York and Montana Avenues. DDOT is in the design phase for the bridge repair at New York and Florida Avenues. The Department of Parks and Recreation is currently in the design phase for refurbishing the basketball and tennis courts at Rosedale, and the new Trinidad Recreation Center
Economic Growth	<ul style="list-style-type: none"> Increase retail space and promote 25 new businesses 	<ul style="list-style-type: none"> No District agencies have moved within the NRSA boundaries, to date. The "Dream", an entertainment venue located to this area. At Hechinger Mall, National Wholesale Liquidators relocated to the area. 	<ul style="list-style-type: none"> The old Crummel School site (an adaptive re-use project) Request for Proposal (RFP) was completed and is awaiting City Council approval.

SECTION 108 SEE APPENDIX E, REPORTS

PART 7. PUBLIC PARTICIPATION AND PUBLIC NOTICE

DHCD adopted a Citizen Participation Plan which is followed throughout its Consolidated Planning Process and End of Year Performance Evaluation. This CAPER Report was made available for a 15-day review and comment period in accordance with HUD guidelines and the Citizen Participation Plan.

Public Awareness--CAPER:

DHCD took the following actions to make the Notice of Public Review available and to invite public comment on the CAPER for FY 2004:

Direct Mailings to:

Office of the Mayor, City Administrator and Deputy Mayor for Planning and Economic Development; the Council of the District of Columbia; ANC Commissioners, ANC Chair offices, Community Development Corporations and Community-Based organizations, Special Needs Housing Organizations, Non-profit Housing Groups, Latino, Asian and Pacific Islander Community Organizations and groups, and private citizens.

E-Mail Distribution to: DHCD's housing partners and community leaders.

Website Access: The draft CAPER was posted on DHCD's website for review.

Media: Notice of 15-day Public Review was provided to the following media outlets:

- *D.C. Register*
- *The Washington Post*
- *The Afro-American*
- *El Tiempo*
- *The Blade, and*
- *The Asian Fortune*

At the end of the public review period, DHCD had received no public comments on the CAPER.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

Notice of Availability of "The District of Columbia Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2004" for review and comment

Stanley Jackson, Director, Department of Housing and Community Development (DHCD), announces the availability of the "District of Columbia Consolidated Annual Performance and Evaluation Report for Fiscal Year 2004" (the "CAPER") for public review and comment. The purpose of the CAPER is to present the U.S. Department of Housing and Urban Development (HUD) and the public with an assessment of the District's performance in carrying out its FY 2004 (October 1, 2003-September 30, 2004) Consolidated Action Plan to use federal funds to meet priority community needs. The FY 2004 Action Plan detailed activities to be carried out by the District under the following federal entitlement programs:

- **Community Development Block Grant Program (CDBG)**
- **Home Investment Partnerships Program (HOME)**
- **Emergency Shelter Grant Program (ESG), and**
- **Housing Opportunities for Persons with AIDS Program (HOPWA)**

The CAPER is available for a 15-day public comment period before its submission to HUD on/or before December 31, 2004. The CAPER will be distributed to stakeholder organizations and will be available for review at DHCD (8th floor), on the DHCD website, all public library branches, all Advisory Neighborhood Commission Offices and at the following community based organizations from November 12th to December 3rd.

Housing Counseling Services, Inc. 2430 Ontario Road, NE (202) 667-7066	University Legal Services 3001 I Street, NE (202) 547-4747	Marshall Heights CDO 3939 Benning Rd, NE (202) 396-1200
Latino Econ. Devel. Corporation 2316 18th Street, NW (202) 588-5102	Lydia's House 3939 South Capitol St., SW (202) 373-1050	Central American Resources Center 1459 Columbia Rd. NW (202) 328-9799
University Legal Services 3220 Pennsylvania Ave. SE (202) 645-7175 (Suite 4)		

To comment by telephone on the CAPER report, please contact Ms. Pamela Hillsman, Community Development Resource Specialist, at (202) 442-7256, not later than close of business Friday, December 3, 2004. Please provide your name, address, telephone number, and organizational affiliation, if any. For Telecommunications Device for the Deaf (TDD) relay service, call (800) 201-7165. Written comments for the record must be received by close of business Monday, December 6, 2004. Written statements may be mailed to: Mr. Stanley Jackson, Director, Department of Housing and Community Development, Attention: Office of Strategy and Communications, 801 North Capitol Street, NE, Washington, D.C. 20002.



Anthony A. Williams, Mayor
Eric W. Price, Deputy Mayor for Planning and Economic Development
Stanley Jackson, Director
Department of Housing and Community Development
www.dhcd.dc.gov



FY 2004 OUTREACH AND PARTICIPATION

Outreach:

The Department of Housing and Community Development's (DHCD) outreach efforts are conducted by way of mass mailings, seminars, community meetings, "brown-bag" stakeholder discussions and other gatherings. DHCD issues a minimum of four mass mailings a year (in excess of 800 per mailing) to Advisory Neighborhood Commission Chairs and Commissioners; various community-based organizations (CBOs); community development corporations (CDCs); and other public/private entities. Mailings provide information on activities relative to DHCD programs, including: public hearings, budget hearings, notifications of City Council actions in relation to the Action Plan or programs of DHCD; Notices of Funding Availability (NOFAs); community meetings; press releases and legislative issues affecting affordable housing. DHCD also provided invitations and notices for promotional events for DHCD-funded activities and projects such as ground breakings and ribbon cuttings. Additional mailings are done as needed.

Assessment—FY 2004:

Lead Safe Washington--During FY 2004, DHCD applied for and received an Environmental Protection Agency (EPA) grant for outreach activities regarding lead-based paint. The Office of Strategy and Communications (OSC) increased outreach efforts to assist program staff inform the development and property management communities, homeowners, pregnant women and children in the target age groups about the hazards of lead, the requirements for lead abatement and the assistance available from DHCD, the DC Department of Health and other government agencies. OSC coordinated a kickoff information campaign, its materials, meetings and mass mailings to homeowners and property owners.

Tenant Ownership Awareness: The escalating price of housing in the District of Columbia is particularly threatening to tenants in buildings whose owners have opted out of the Section 8 program, are opting out of the subsidized market in general, and putting their properties up for sale. The District of Columbia has a "first right to purchase" statute, but many tenants, particularly recent immigrants, are unaware of their rights of first refusal under the law. DHCD conducted targeted outreach efforts to ensure that these residents were aware of their rights and the technical and financial assistance available from DHCD to help them in the purchase and conversion process.

Homeownership Promotion: DHCD conducted or participated in several home buying seminars and workshops during FY 2004. The most popular program with the largest participation continues to be the DHCD *Employer Assisted Housing Program* that targets incentives for DC government employees to become homeowners. DHCD also held its first *Sidewalk Housing Fair* to broaden general public awareness by conducting lunch hour

marketing activities to attract workers and members of the public. The outdoor marketing event included lenders, community-based organizations and other DC government agencies whose programs can assist new homebuyers. Many workers and shoppers were attracted to the festive displays and were grateful to receive information in such a convenient way. DHCD plans to hold this Fair twice a year.

Program Information: DHCD distributed an additional 4,000 informational/promotional pieces about its programs and services through workshops, seminars, mailings and by internet; and responded to more than 200 inquiries via the Department's "Ask the Director" web-site link.